

LOT 135
IN OR 1542/655
AMELIA NATIONAL #1 PB 7/48

MCTAGUE JOHN P & ADRIANA B
95172 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0135-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,289	100	2,289	336,477
FGR	440	55	242	35,574
FOP	30	30	9	1,323
FSP	200	40	80	11,759
TOTALS	2,959		2,620	385,134

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	42	16	672.00	SF	6.50	
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,620	112.1280	159.78	418,624	2006	2006	0	0
1 SFR CUST - 100% - 2009									
Heated Area: 2289									
HX Base Yr 2009									
95172 BERMUDA DR, FERNANDINA BEACH									

TOTAL OB/XF									
4,307									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,134	
TOTAL MARKET OB/XF VALUE		4,307	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		504,441	
SOH/AGL Deduction		315,962	
ASSESSED VALUE		188,479	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,479	
TOTAL JUST VALUE		504,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103804	ROOF	0	03/29/2021
E16740	NEW CONSTR	1,900	02/01/2006
M11039	H/AC	0	02/01/2006
P10418	NEW CONSTR	0	12/01/2005
C16594	CO ISSUED	300,000	11/01/2005
R08569	REPAIR/RRF	3,000	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2003/1820	9/16/2015	SW	U	V	11
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: WEEKLEY HOMES LP					
1542/0655	12/21/2007	WD	Q	I	
GRANTOR: WEEKLEY HOMES LP					
GRANTEE: MCTAGUE JOHN P & AD					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W25 S13 FSP=[YR=2012] W25 S8 E25 N8\$ S8 W25 S40 E9 FOP=[YR=2006] S3 E12 N1 W3 N2 W9\$ E9 S2 E12 FGR=[YR=2006] S7 E20 N21 W8 N4W5S4W7 S14\$ N14 E7 N4 E5 S4 E8 N49\$.					